



DANBERRY NATIONAL, LTD.

9.37 AC - COMMERCIAL FOR SALE

GENERAL INFORMATION:

LOCATION: I-75/BUCK ROAD INTERCHANGE
CLOSEST INTERSECTION: GLENWOOD ROAD
CITY/COUNTY: ROSSFORD/WOOD
STATE/ZIP: OHIO/43460
ZONING: 400 - VACANT COMMERCIAL

PRICING DETAILS:

PROPERTY PRICE: \$3,748,000.00
PER/AC PRICE: \$400,000/AC



PARCEL INFORMATION:

PARCEL #S: T68-300-260301019000

TAXES:

ANNUAL TAXES (2021) – \$ 5,856.97

SOURCE: WOOD COUNTY AUDITOR'S WEBSITE:

<https://beacon.schneidercorp.com/Application.aspx?AppID=1075&LayerID=26134&PageTypeID=1&PageID=10593&Q=1349968464&lat=41.507288174755&lon=-83.6408693350755>

COMMENTS/FEATURES: EASY ACCESS TO/FROM THE I-75/BUCK ROAD INTERCHANGE/NEAR FED/EX GROUND/FED/EX FREIGHT DISTRIBUTION CENTERS/PENTA CAREER CENTER/OWENS COMMUNITY COLLEGE/AMPOINT BUSINESS PARK/ACCESS POINTE BUSINESS PARK/BELMONT COUNTRY CLUB/HOLLYWOOD CASINO

CONTACT:

BRIAN W. MCMAHON BRIAN@DANBERRYNATIONAL.COM
624 W. SOUTH BOUNDARY, SUITE B PERRYSBURG, OHIO 43551
OFFICE: (419) 874-2800 WEBSITE: WWW.DANBERRYNATIONAL.COM

All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made to accuracy thereof. All dimensions and acreage are subject to survey. Availability and tappability of all public utilities are subject to purchaser's confirmation of same.



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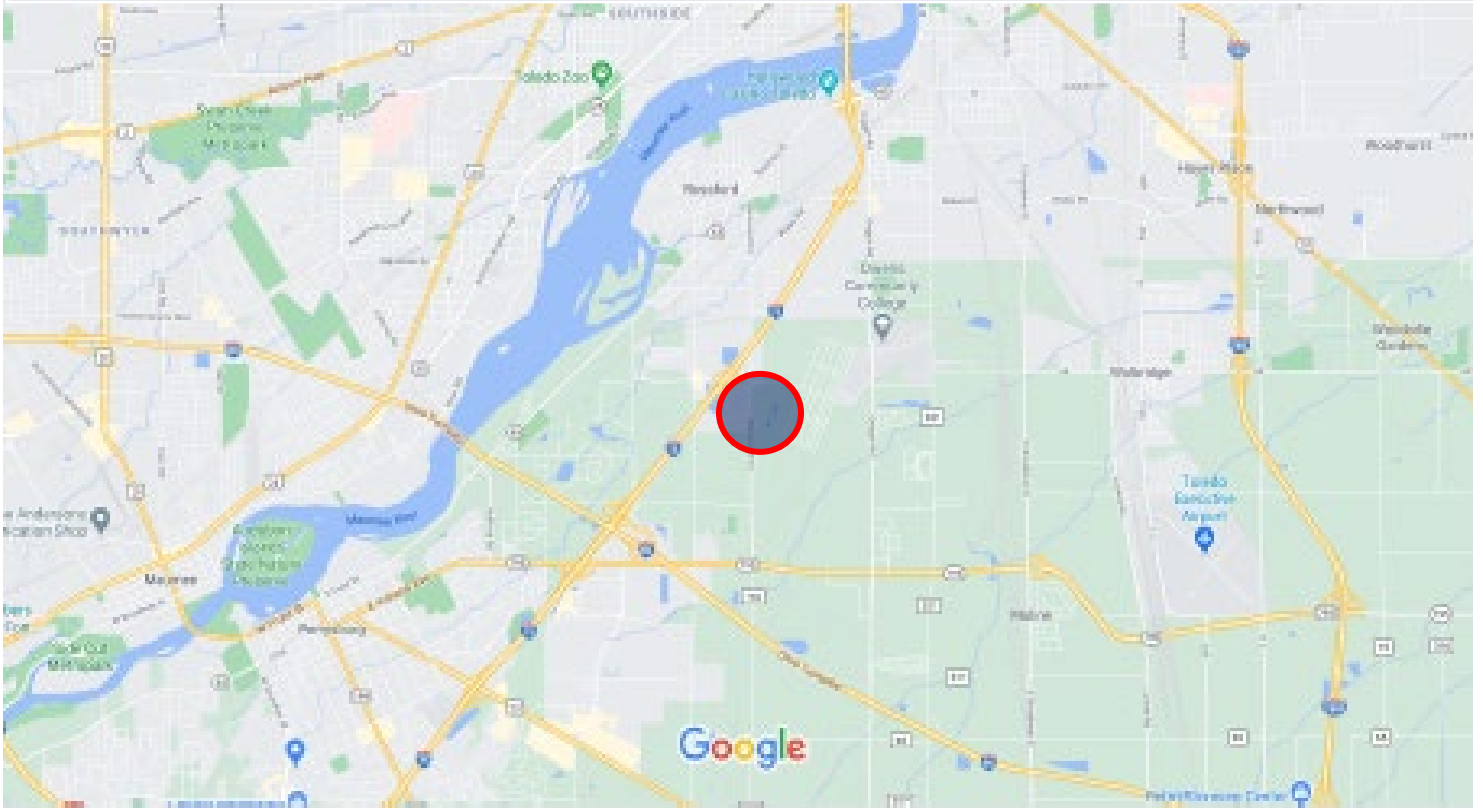
PROPERTY INFORMATION:

DIMENSIONS: IRREGULAR
ACRES: 9.37 AC +/-
SURVEY AVAILABLE: NO
EASEMENTS: OF RECORD
TOPOGRAPHY: FLAT
RAIL: NO

UTILITIES:

AVAILABLE - SEE ATTACHED UTILITY MAP
(PAGE 5)

SITE LOCATION MAP



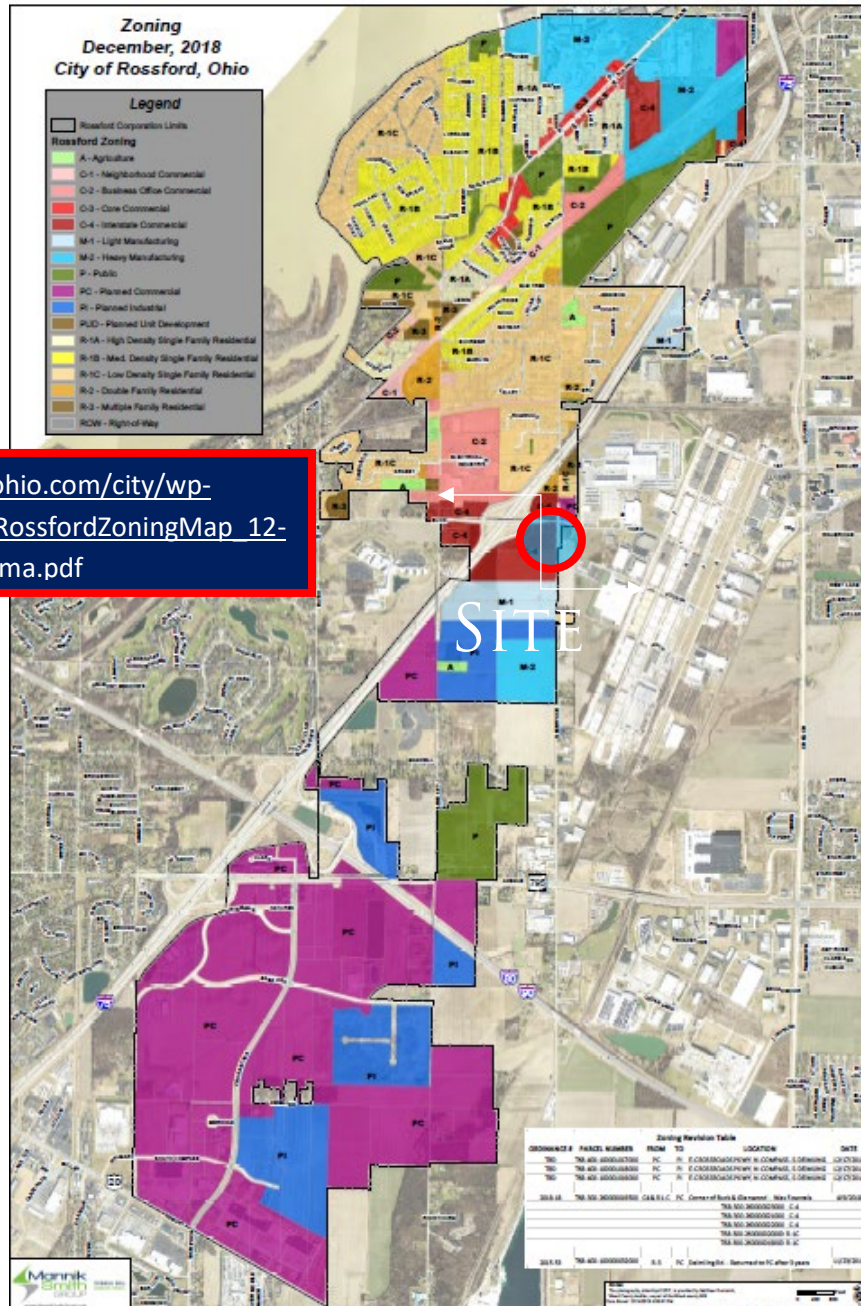
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Link: http://rossfordohio.com/city/wp-content/uploads/2020/11/RossfordZoningMap_12-17-2018-Ama.pdf

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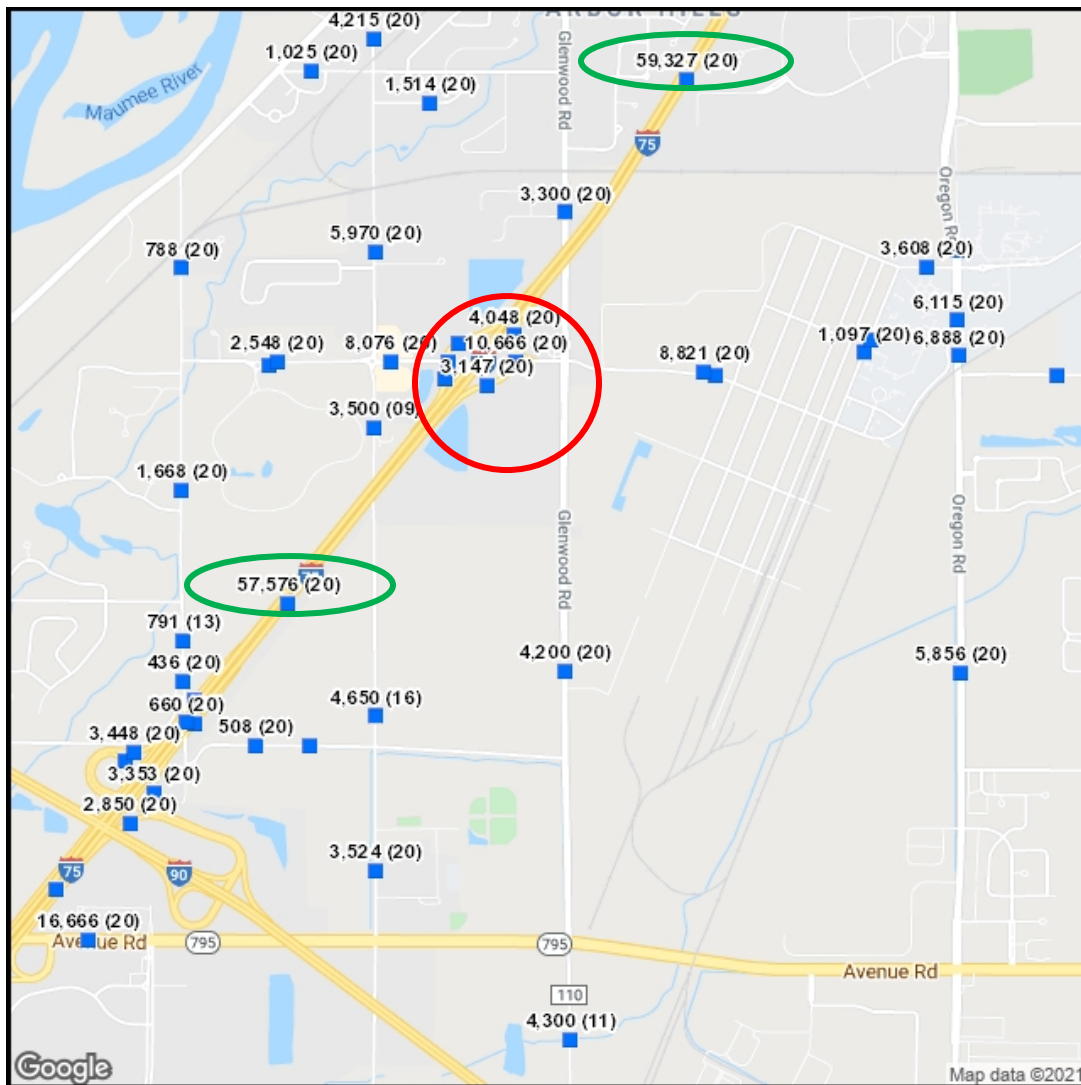
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TRAFFIC COUNTS I-75/BUCK ROAD INTERCHANGE



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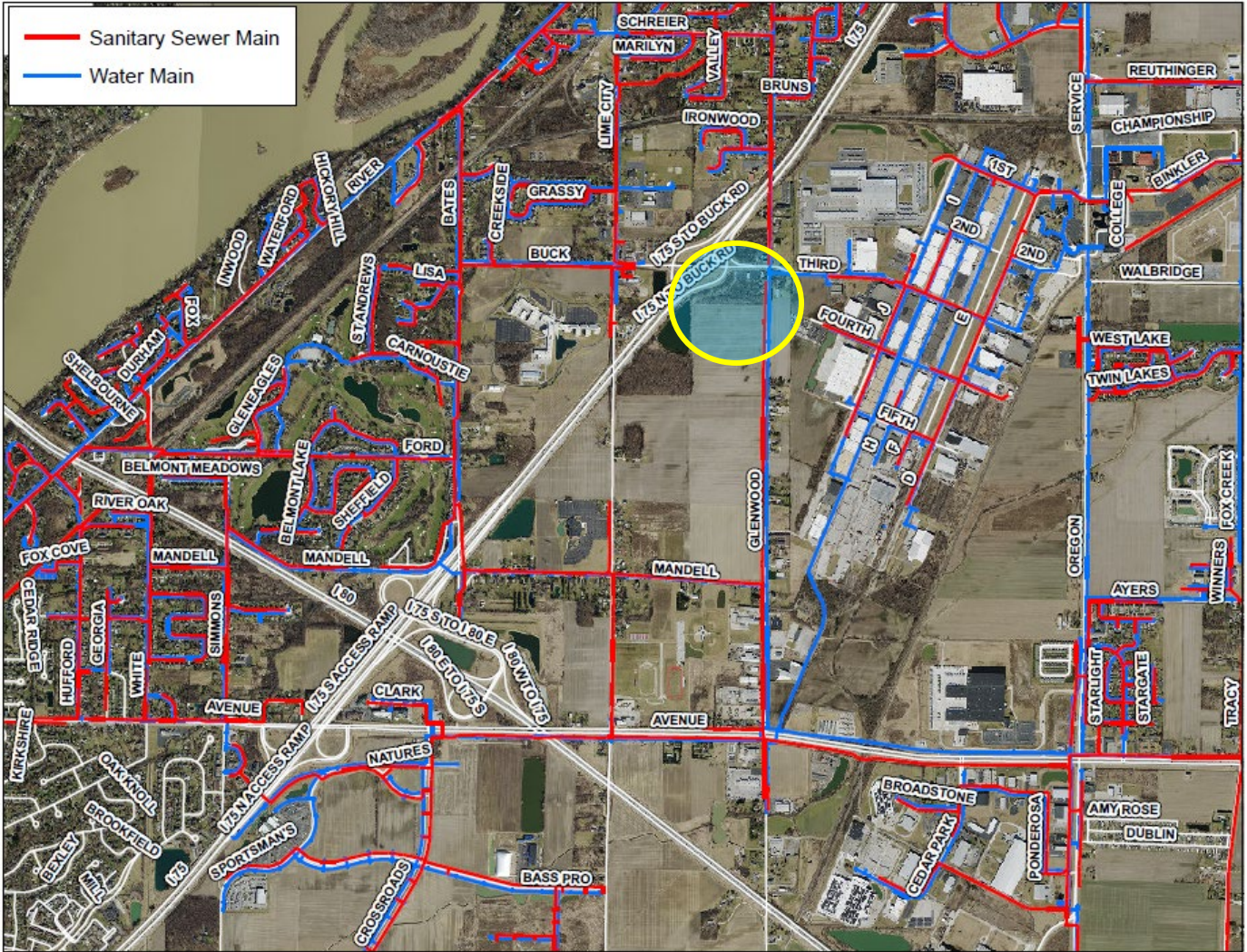
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HIGH ALTITUDE - UTILITIES AREA MAP



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